041.0	0003	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	956,000 / 956,000
					USE VALUE:	956,000 / 956,000
					ASSESSED:	956,000 / 956,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39	-41	CORNELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANTONIADIS LYPERIDIS KIKI
Owner 2:	
Owner 3:	
Street 1:	41 CORNELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LYPERIDIS HARRY & PAULA -
Owner 2:	ANTONIADIS/LYPERIDIS KIKI -
Street 1:	39 CORNELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2870 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	506,900	5,100	444,000	956,000
Total Card	0.103	506,900	5,100	444,000	956,000
Total Parcel	0.103	506,900	5,100	444,000	956,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.05 | /Parcel: 333.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 28115
GIS Ref:
GIS Ref:
Insp Date: 11/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 041.0-0003-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	507,100	5100	4,500.	444,000	956,200	956,200	Year End Roll	12/18/2019
2019	104	FV	380,000	5100	4,500.	471,800	856,900	856,900	Year End Roll	1/3/2019
2018	104	FV	380,000	5100	4,500.	344,100	729,200	729,200	Year End Roll	12/20/2017
2017	104	FV	356,600	5100	4,500.	299,700	661,400	661,400	Year End Roll	1/3/2017
2016	104	FV	356,600	5100	4,500.	255,300	617,000	617,000	Year End	1/4/2016
2015	104	FV	318,100	5100	4,500.	249,800	573,000	573,000	Year End Roll	12/11/2014
2014	104	FV	318,100	5100	4,500.	205,400	528,600	528,600	Year End Roll	12/16/2013
2013	104	FV	330,900	5100	4,500.	195,400	531,400	531,400		12/13/2012

!3432!

PRINT

Date	Time
12/10/20	18:41:19

LAST REV

Date	Time
04/09/19	13:54:23

apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 3432

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYPERIDIS HARRY	53904-39		11/25/2009	Family	10	No	No		
LYPERIDIS HARRY	25721-488		10/10/1995		1	No	No		A

USER DEFINED

Prior Id # 1:	28115
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/3/1992	351	Manual	2,500					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
4/15/2009	Measured	189	PATRIOT
3/3/2000	Mailer Sent		
2/28/2000	Measured	264	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12554348
Const Adj.:	0.98000199
Adj $ / SQ:	187.516
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	622678
Depreciation:	115818
Depreciated Total:	506860

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

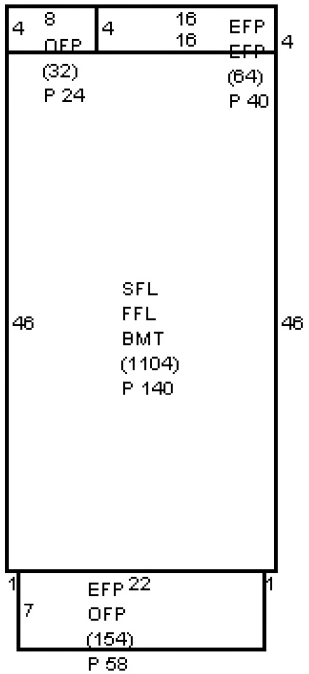
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	187.52
Special Features:	0	Val/Su Net:	134.10
Final Total:	506900	Val/Su SzAd	229.57

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	78.190	86,326
FFL	First Floor	1,104	187.520	207,018
SFL	Second Floor	1,104	187.520	207,018
EFP	Enclos Porch	282	36.140	10,192
OFP	Open Porch	186	24.860	4,625

Net Sketched Area:	3,780	Total:	515,179
Size Ad	2208	Gross Are	3780	FinArea	2870
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0003-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1923	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100